



# *DSC of Newark Enterprises, Inc.*

70 BLANCHARD STREET  
NEWARK, NEW JERSEY 07105

(201) 589-4200

April 3, 1996

Nick Magriples, CHMM, On-scene Coordinator  
Removal Action Branch  
US EPA  
2890 Woodbridge Ave.  
Edison, NJ 08837

Dear Nick:

Pursuant to our conversation today, I have enclosed the Preliminary Assessment Report as submitted to the NJDEP last year. I anticipate that this should provide you with the information that you need.

If I can be of any more assistance to you, please let me know.

Very truly yours,  
DSC OF NEWARK ENTERPRISES, INC.

Lara Coraci  
Assistant to the President

LC/me

**PRELIMINARY ASSESSMENT REPORT  
HAMILTON INDUSTRIAL PARK  
333 HAMILTON BOULEVARD  
SOUTH PLAINFIELD, NJ**

**Prepared For:**

**Norpak Corporation**

**Prepared By:**

**ENSA Environmental, Inc.  
6205 Route 611, PO Box 369  
Plumsteadville, PA 18949**

**May, 1995**

CERTIFICATIONS:

A. The following certification shall be signed by the highest ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Name Anthony G. Coraci Title President  
Signature [Signature] Date 5/2/95

Sworn to and Subscribed Before Me

on this 2nd

Date of May 19 95

[Signature]

Notary LARA CORACI

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES DEC. 23, 1997

- B. The following certification shall be signed as follows:
1. for a corporation, by a principal executive officer of at least the level of vice president;
  2. for a partnership or sole proprietorship, by a general partner or the proprietor, respectively; or
  3. for a municipality, state, federal or other public agency, by either a principal executive officer or ranking elected official; or
  4. for persons other than 1-3 above, by the person with the legal responsibility for the site.

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute I am personally liable for the penalties.

Typed/Printed Name Anthony G. Coraci Title President  
Signature [Signature] Date 5/2/95

Sworn to and Subscribed Before Me

on this 2nd

Date of May 19 95

[Signature]

Notary

LARA CORACI

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES DEC. 23, 1997

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY  
DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION  
CN 028, TRENTON, NJ 08625-0028

PRELIMINARY ASSESSMENT REPORT

Please refer to the instructions and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2., before completing this form. Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction. Please call (609) 633-7141 between the hours of 8:30 a.m. and 4:30 p.m. to request assistance.

PLEASE PRINT OR TYPE

Date 5/3/95

Industrial Establishment/Site Name Hamilton Industrial Park

Address 333 Hamilton Boulevard

City or Town South Plainfield Zip Code 07080

Municipality \_\_\_\_\_ County Middlesex

Lot(s) 1 Block(s) 256

Site Remediation Program Case Number or EPA Identification Number

ISRA Case Nos.: 94456, 94473, 94474, 94475 & 94476

1. Operational and Ownership History from the time the site was naturally vegetated or used as farmland. (Attach additional sheets if necessary).

Name	Owner/ Operator	From	To
<u>S. Plainfield Developing Co.</u>	<u>Owner/Operator</u>	<u>11/29/22</u>	<u>11/17/24</u>
<u>Spicer Manufacturing Corp.</u>	<u>Owner/Operator</u>	<u>11/17/24</u>	<u>3/20/29</u>
<u>Plainfield Manufacturing Co.</u>	<u>Owner/Operator</u>	<u>3/20/29</u>	<u>8/22/34</u>
<u>Spicer Manufacturing Co.</u>	<u>Owner/Operator</u>	<u>8/22/34</u>	<u>12/10/34</u>
<u>Cornell Dublier Electric Corp.</u>	<u>Owner/Operator</u>	<u>12/10/34</u>	<u>6/31/61</u>
<u>Lamitex Inc./CRD Realty Corp.</u>	<u>Owner</u>	<u>6/31/61</u>	<u>11/30/76</u>
<u>Marco Invest., Corp.</u>	<u>Owner</u>	<u>11/30/76</u>	<u>4/24/87</u>
<u>DSC of Newark Enterprises, Inc.</u>	<u>Owner</u>	<u>4/24/87</u>	<u>Present</u>

2A. Provide a brief description of the past operation(s) (e.g., industrial/commercial) conducted on site by each owner and operator (Attach additional sheets if necessary).

See Attachment I

2B. Include a detailed description of the most recent operations subject to this preliminary assessment (Attach additional sheets if necessary).

See Attachment I

3. Hazardous Substance/Waste Inventory: List all raw materials, finished products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site (Attach additional sheets if necessary).

Material Name	Typical Annual Usage	Storage Method/ Container Type/Size	Location Reference Keyed to Site Map	To Remain on site? If yes, indicate quantity
<u>                    </u>	<u>                    </u>	<u>See Attachment II</u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

4. Summary of Wastewater Discharge of Sanitary and/or Industrial Waste and/or sanitary sludges: present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

Columbia Products, Inc. occupies Building 5 (Hazardous Waste Generator #NJD981489925). Water is discharged to the public sewer, 450 gal per day from the stripping operator wastewater and 330 gal. per week from the hot water washer. Approvals for these discharges were obtained from the Middlesex County Utilities Authority, the Town of Sayreville and the borough of South Plainfield Engineer. Materials are received via truck and stored in drums, containers, cylinders and carbays.

Revision No:                     

Revision Date:

A. Provide a narrative of disposal processes for all process waste streams and disposal points. (Attach additional sheets if necessary).

Wastewater generated from Columbia Products, Inc.'s stripping operation is discharged to the sewer and has been approved by the Middlesex County Utilities Authority, the Town of Sayreville and the South Plainfield Borough Engineer.

B. Discharge Period:

From	To	Discharge Type & Quantity, if known	Discharge/Disposal Point
<u>5/85</u>	<u>Present</u>	<u>Wastewater Gal/Day</u>	<u>Sanitary Sewer</u>
<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

5. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, provide a scaled site plan, depicting the site boundaries, known limits of fill, paved and unpaved areas, structures and any of the potential areas of environmental concern listed below.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall also be provided for each area of concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction Materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. A site investigation must be completed in accordance with N.J.A.C. 7:26E-3.10 for all areas which require sampling.

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	ATTACHMENT IV Narrative Provided to support proposal Yes/No
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A. Bulk storage tanks and appurtenances, including, without limitation:

Aboveground Tanks and associated Piping	<u>Y</u>	<u>AST</u>	<u>Y</u>	<u>Y</u>
Underground Tanks and associated Piping	<u>Y</u>	<u>UST</u>	<u>Y</u>	<u>Y</u>
Silos	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>

Revision No:           

Revision Date:

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Rail Spurs or Sidings	<u>Y</u>	<u>R.R.</u>	<u>N</u>	<u>Y</u>
Above or below ground pump stations	<u>Y</u>	<u>Condensate Pumps</u>	<u>N</u>	<u>Y</u>
Sumps	<u>Y</u>	<u>Sump</u>	<u>N</u>	<u>Y</u>
Pits	<u>Y</u>	<u>Pit</u>	<u>N</u>	<u>Y</u>
Rail/Truck loading and unloading areas	<u>Y</u>	<u>Loading Dock</u>	<u>N</u>	<u>Y</u>
Storage pads and areas including Drum and/or waste storage	<u>Y</u>	<u>Roof Equipment</u>	<u>N</u>	<u>Y</u>
Surface lagoons and impoundments	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
Dumpsters	<u>Y</u>	<u>Dumpster</u>	<u>N</u>	<u>Y</u>
Chemical Storage cabinets or closets	<u>Y</u>	<u>Pesticide Storage</u>	<u>N</u>	<u>Y</u>

## B. Drainage systems and areas, including, without limitation:

Floor drains or trenches and piping	<u>Y</u>	<u>Pipe chase, concrete patches</u>	<u>N</u>	<u>Y</u>
Process area sinks and piping which receive process waste	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
Roof leaders when process operations vent to roof	<u>Y</u>	<u>Vent Spray Booth</u>	<u>N</u>	<u>Y</u>
Drainage swales and culverts	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
Storm sewer collection systems	<u>Y</u>	<u>Storm drain grate Sanitary &amp; sewer stormgrate</u>	<u>N</u>	<u>Y</u>

Revision No: \_\_\_\_\_

Revision Date: \_\_\_\_\_

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
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Storm Water and Detention ponds & fire water ponds	<u>N</u>	<u>          </u>	<u>          </u>	<u>          </u>
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Surface water bodies	<u>Y</u>	<u>Creek</u>	<u>N</u>	<u>Y</u>
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Septic systems, leach- fields or seepage pits	<u>Y</u>	<u>Septic</u>	<u>Y</u>	<u>Y</u>
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Dry Wells	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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## C. Discharge and disposal areas, including, without limitation:

Waste Piles	<u>Y</u>	<u>Soil/pile</u>	<u>N</u>	<u>Y</u>
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Lanfills or Landfarms	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Sprayfields	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Incinerators	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Open Pipe Discharges	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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## D. Other areas of concern, including, without limitation:

Electrical Transformers and Capacitors	<u>Y</u>	<u>Transformers</u>	<u>Y</u>	<u>Y</u>
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Areas of stressed vegetation	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Underground piping, including industrial process sewers	<u>Y</u>	<u>Pipe Chase</u> <u>Concrete Patches</u> <u>Sanitary sewer</u>	<u>N</u>	<u>Y</u>
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Compressor vent discharges	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Non-contact cooling water discharges	<u>N</u>	<u>          </u>	<u>          </u>	<u>N</u>
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Revision No:           Revision Date:



Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Discolored Areas or spill areas	<u>Y</u>	<u>Stain</u>	<u>Y</u>	<u>Y</u>
Active or inactive production wells	<u>Y</u>	<u>Well</u>	<u>N</u>	<u>Y</u>

E. Building interior areas with a potential for discharge to the environment, including, without limitation:

Loading or transfer areas	<u>N</u>	<u>      </u>	<u>      </u>	<u>N</u>
Waste Treatment areas	<u>N</u>	<u>      </u>	<u>      </u>	<u>N</u>
Boiler rooms	<u>Y</u>	<u>N</u>	<u>N</u>	<u>Y</u>
Air vents and ducts	<u>N</u>	<u>      </u>	<u>      </u>	<u>N</u>
Hazardous material storage or handling areas	<u>N</u>	<u>      </u>	<u>      </u>	<u>N</u>

F. Any other site specific area of concern.

<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

G. Has the required evaluation of protectiveness of past remediations been completed for each area of concern for which a waiver is requested?

       Yes    X No  
       Yes           No

Are the appropriate certifications included?

If No, then a waiver can not be considered by the Department and the applicant is expected to complete a site investigation for each area of concern to verify the presence or absence of contaminants above the current NJDEP cleanup criteria.

#### 7. Historical data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department?

X Yes (See Attachment # V)           No

Revision No:       

Revision Date:

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below:

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Provide a discussion of any remediation activities previously conducted or underway at the industrial establishment, including dates of discharges, remedial action taken, sample results, current status or copies of Department or other government agency no further action approval(s), if appropriate (attach additional sheets if necessary).

A notice of violation was issued to DSC of Newark Enterprises, Inc. for groundwater contamination by the NJDEP on June 26, 1990 following a release of fuel oil associated with the former boiler.

9. Discharge History of Hazardous Substances and Wastes:

A. Have there been any discharges of hazardous substances and wastes?

X Yes (Complete Items B-E)      No

B. Was the Department notified of the discharge?

X Yes                      No (Go to Item 9D)

If yes, provide the case # 90-03-23-1336C

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

                     Yes (Submit a copy and go to item 9E) X No

D. Were sample results obtained?

                     Yes X No

If yes, submit the results

Revision No: \_\_\_\_\_

Revision Date: \_\_\_\_\_

E. Provide a description of the discharge and the response and resolution.

The discharge was associated with the 125,000 gal. fuel oil tank located to the west of the boiler room. Following the release the impacted soil was removed and the concrete walls and floors that came in contact with the oil were cleaned.

10. Aerial Photographic interpretation for sites larger than two acres from 1932 to present or to the earliest photograph available (Attach additional sheets if necessary).

See Attachment III

11. List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved   X  

A. New Jersey Air Pollution Control

Permit Number	Certificate Number	Date of Approval or Denial	Reason for Denial (if applicable)	Expiration Date
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

B. Underground Storage Tank Registration Number   N/A  

C. New Jersey Pollutant Discharge Elimination System (NJPDDES) Permit

  N/A  

Revision No: \_\_\_\_\_

Revision Date: \_\_\_\_\_

Number	Discharge Activity	Date Issued or Denied	Expiration Date	Body of Water Discharge Into
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

D. Resource Conservation and Recovery Act (RCRA) permit # N/A

E. All other federal, state, local government permits.

Agency Issuing Permit	Permit #	Type of Permit	Date of Approval or Denial	Expiration Date
<u>N/A</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____

12. Summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved \_\_\_\_\_

B. (1) Name and address of agency that initiated the enforcement action

NJDEP Division of Hazardous Waste Management

Twin Rivers Professional Building, East Windsor, NJ 08520

(2) Date of the enforcement action 6/26/90

(3) Section of statute, rule or permit allegedly violated  
NJSA 58:10-23.11e & NJSA 58:10-23.11c

(4) Type of enforcement action Notice of Violation  
Copy Attached, Attachment V

(5) Description of the violation  
Discharge of a hazardous substance

(6) How was the violation resolved?  
The soil impacted by the petroleum was excavated and stockpiled on site pending disposal and the concrete floors and walls of the boiler room were cleaned.

Revision No: \_\_\_\_\_

Revision Date: \_\_\_\_\_

13. Site Map

A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. See Figure 1

B. Scaled historical site maps and facility as built drawings (if available).

C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

See Figure 2

14. List any other information you are submitting or which has been formerly requested by the Department:

Description	Attachment #
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<hr/>	<hr/>
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Revision No: \_\_\_\_\_

Revision Date: \_\_\_\_\_

## ATTACHMENT I

### I.1

### DESCRIPTION OF PAST OPERATIONS

#### Hamilton Industrial Park

Information indicates that the South Plainfield Developing Company owned and operated on the site between 1922 and 1924. The Spicer Manufacturing Corporation owned the facility between 1924 and 1929 when the property was acquired by the Plainfield Manufacturing Company. The Spicer Manufacturing Company operated on site between 8/34 and 12/34 when the property was purchased by Cornell-Dublier Electric Corporation. Cornell Dublier Electric Corp. maintained an electrical manufacturing operation until 1961 when the property was purchased by CRD Realty Corp. CRD Realty Corp. operated the facility as a rental property until 1976 when CRD Realty Corp. formed Marco Investing Corp. Marco Investing Corp. subsequently formed DSC of Newark Enterprises, Inc. in 1987. DSC currently owns the property.

Various Tenants have occupied portions of the facility and conducted different types of operations. The following is a list of previous tenants and their operations:

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Deco-Foam Inc. (Building 1)	11/77 - 2/82	Light Assembly and Molding of Foam Plastic Products
Impact Exhibits (Buildings 1,1C)	1/81 - 7/86	Warehouse and Light Assembly
Quality Bandcap Inc. (Building 1A)	9/78 - 5/82	Tire Rebuilding and Repair
Gauazzi tire (Building 1A)	8/78 - 3/83	Storage and Distribution of Tires
McByrne Inc. (Building 1A)	6/82 - 4/84	Storage and Distribution of Tires
B&H Metal Products (Building 6,1A,1C)	2/84 - 6/85	Metal Stamping and Storage of Metal Parts
Jesco Inc. (Buildings 1A,1B)	7/85 - 7/87	Storage and Distribution of Construction Equipment and Parts
Just Pkg. Inc. (Buildings 1C,1A,1B)	3/87 - 3/92	Packaging and Warehouse of Pharmaceutical Products Cosmetics and Luggage

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Marshall Rinker (Building 1A)	4/94 - 6/95	Detailing Old Cars
Nordic Viking (Building 1B)	9/84 - 3/85	Dead Storage
Forman Ind. Inc (Building 1B)	4/94 - present	Storage of Metal Grates and Cutting and Processing of Metal
Miller & Frey (Building 1C)	6/77 - 5/83	Machine Shop
Newark Glove & Safety Equip. Co. (Building 1D)	4/86 - 4/87	Storage of Wholesale Safety Equipment
Promotion Assoc. (Building 2F)	12/87 - present	Assembly and Storage of Loose Leaf Vinyl Products
Alloys & Metals Co. (Building 2F)	8/79 - 12/81	Manufacture of Zinc and Aluminum Castings
Bill and Jim Trucking & Warehouse (Building 2A)	11/83 - 8/84	Warehouse and Distribution of Bedding
M&B Die Co. (Building 2F)	2/85 - present	Manufacturer of Dies
Standard Paper Co. (Buildings 3,4)	5/78 - 5/87	Warehouse and Distribution of Paper Products
Able Metro Moving & Storage Inc. (Buildings 3,4)	5/88 - present	Warehouse and Distribution of Furniture
AMK Electronics (Building 4A)	1977 - 1981	
Everlasting Floral Prod. (Building 4A)	12/93 - present	Storage of Artificial X-MAS Trees and Ornaments
Bervlee Furniture Corp. (Building 5)	11/77 - 7/82	Warehouse and Distribution of Furniture

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Columbia Prod. (Buildings 5, 5A)	5/85 - present	Manufacture and Storage of Automobile Alternators Carburetors and Starters
Select Furniture Delivery Inc. (Building 5A)	9/82 - 11/84	Warehouse and Distribution of Furniture
Bennett Inds. (Building 5A)	2/79 - 1/93	Warehouse and Distribution of Plastic and Steel Parts
Heritage Pine Inc. (Building 6)	3/77 - 11/83	Manufacture and Warehouse of Wood Products
William Russo Action Sign (Building 6)	6/84 - 5/94	Manufacture of Signs
Port Tractor & Equipment (Building 7)	12/65 - 3/83	Tractor Repair
Steve Daley (Building 7)	5/83 - 11/83	Musicians Studio
Michael Carlos (Building 7)	12/83 - 10/84	Musician Studio
Heckel & Heckel (Building 13)	2/83 - 3/95	Storage and Repair of Mobile Construction Equipment
Galaxy Steel Door & Frames (Buildings 8,8A,9A)	3/90 - present	Manufacturer of Hollow metal Doors and Frames
National Components Corp. (Building 8)	3/77 - 2/82	Metal Cutting and Fabrication of Steel Products
National Fabrication Corp. (Building 8)	3/82 - 2/90	Cutting and Fabrication of Steel and Related Products
Evind Jorstad John Claussen Co. (Building 9)	3/81 - 5/84	Manufacture Cleaning Material and Non-Flammable Paint



<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
New Brunswick Roofing & Metal (Building 9)	8/84 - 9/90	Metal Stamping and Storage of Roofing Supplies
Mercury Pallet Inc. (Building 9A)	4/83 - 4/90	Manufacture and Storage of Pallets
Pioneer Associates and Erec. Inc. (Buildings 9B,9C,17)	5/90 - present	Storage of Handling Equipment
KDB Ind. (Buildings 9B,9C)	1/80 - 2/87	Recondition of Truck Brakeshoes
George Equipment and Machine (Buildings 9B,9C,17)	1/88 - 1/90	Storage and Repair of Machines
Universal Process Equip. Inc. (Buildings 9B,9C,17)	11/90 - 4/92	Equipment Storage
Ultrasonic Powders (Building 10)	7/76 - 12/94	Storage and Manufacturer of Powder, Pressing and Electrical
Fabrication Tech. (Building 11)	4/94 - present	Manufacturer of Metal Stamps
Miniwax Trucking Co. (Building 11)	12/76 - 11/82	Truck Repair and Garage
Jonah Service Co. (Building 11)	4/83 - 1/85	Warehouse and Distribution of Janitorial Supplies
Atlantis Distribution (Building 11)	11/84 - 5/89	Injection Molding and Distribution of Plastic Products
Mr. USA Import Inc. (Building 11)	7/88 - 11/89	Warehouse and Distribution of Frames, Pictures and Eyeglass Frames
Counties Inc. (Building 11)	11/90 - 8/92	Storage, Maintenance and Repair of Construction Vehicles and Equipment
M&L Distribution Inc. (Building 11)	1/93 - 2/94	Warehouse of Food Products
Edison Rubber Inc. (Building 12)	3/80 - 7/86	Warehouse and Distribution of Used Tires

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Commercial Lift Truck Inc. (Building 12)	9/86 - 2/90	Repair and Service of Fork Lift Trucks
Consumer Delivery Service (Building 12)	3/91 - 7/91	Delivery, Storage and Repair of Furniture
R&M Manufacturing (Building 12)	8/91 - present	Storage and Assembly of Cabinets
Jersey Environmental Material Supply Corp. (Building 13)	4/77 - 3/83	Warehouse of A/C and Plumbing and Heating Equipment and Supplies
JRS Machine (Building 14)	8/76 - present	Machine Shop
Plainfield Beauty Supply Inc. (Building 15)	8/82 - 4/87	Storage of Beauty Supplies
Gundaker Fabrication (Building 15)	6/87 - present	Manufacturer and Warehouse of Car Accessory Kits
Paley Construction Co. (building 16)	7/82 - 6/87	Storage of Construction Equipment
Stan's Lawn Service (Building 16)	8/87 - present	Storage and Repair of Landscaping Equipment
Bussel Realty Corp. (Building 17)	4/84 - 8/87	Real Estate Broker
BE&K Communications (Land)	11/83 - 9/84	Cable TV Construction
DSM Enterprises (Building 10)	2/95 - present	Awning Manufacturer
RupCoe Heating and Plumbing (Building 6)	11/94 - present	Storage of Plumbing and Heating Equipment
Henderson Electric (Building 17, 9B offices)	4/95 - present	Office Use
Transport Logistics (Building 13)	5/95 - present	Truck Repair

The facility is currently occupied and operated by Norpak Corp. (DSC of Newark Corp.) Seventeen tenants, Forman Industries Inc., Promotion Associates, M&B Die Co., Able Metro Moving & Storage Inc., Everlasting Floral Prod., Columbia Prod., Galaxy Steel Door, Pioneer Associates, R&M Manufacturing, DSM Enterprises, RupCoe Heating and Plumbing, Henderson Electric, Transport Logistics, JRS Machine, Gundaker Fabrication, Fabrication Tech., and Stan's Lawn Service currently occupy the above referenced portions of the site (Section I.1).

A brief description of the most recent tenant operations is outlined in the above table.

## ATTACHMENT II

### HAZARDOUS SUBSTANCE/WASTE INVENTORY Materials Noted During the 2/21/95 Site Visit and Historical Site Data

<u>Material Name</u>	<u>Typical Annual usage</u>	<u>Storage Method</u>	<u>Location on Site Map</u>	<u>Quantity to remain on site</u>
Fuel Oil (125,000 Gallon Tank)		AST	AST	AST is out of service and reportedly has been cleaned
Fuel Oil (5 Abandoned Tanks)		AST	AST's	AST's are out of Service and staged on site
Petroleum		AST	AST	Abandoned tank out of service and staged in a fenced in enclosure
Petroleum		AST (Building 14)	AST	Approximately 250 gallon tank in use
Unknown		UST	UST	UST located adjacent to building 11 of unknown size and contents and is out of service
Pesticides		1-5 Gallon	Pesticide Storage	Several 1 and 5 gallon containers
Solvents Acids & Bases		2-300 lb containers	Building 5	Attached

AST = Above Ground Storage Tank  
UST = Underground Storage Tank

ATTACHMENT II  
Building 5 Columbia Productions Inc.  
**HAZARDOUS EMISSIONS FROM EXHAUST STACKS**

**Paint Spray Booths**

The following is a list of the materials that are emitted from the spray paint booths.

Volatile Organic Compounds - average emission of 8.86 lbs/hour

Total Particulates - average emission of 0.011 lbs/hour

**Carburetor Washing Area**

The following is a list of the ingredients that are used in the carburetor washing area and are emitted into the stacks. The average emission of the materials is 0.04 lbs/hour.

Caustic Soda  
Hydrochloric Acid  
Particulate  
Sulphur Dioxide  
Carbon Monoxide  
Volatile Organic Compounds  
Nitrous Oxides

Building 5 Columbia Productions, Inc.  
HAZARDOUS CHEMICAL INVENTORY

<u>Containers</u>	<u>Contents</u>	<u>Location</u>	<u>* Amount on Site (AVG.)</u>
Carboys	Sulfuric Acid	Carburator washing	220 lb
Carboys	Nitric Acid	Carburator washing	300 lb
Carboys	Muriatic Acid	Carburator washing	290 lb
Fiber Drum	Chromic Acid Flake	Carburator washing	300 lb
Metal Cylinder	Acetylene	Maintenance	160 in3
Metal Cylinder	Oxygen	Maintenance	50 lb
Metal Cylinder	Propane	Shipping & Receiving	400 lb
Fiber Drum	Sodium Metabisulfite	Carburator washing	500 lb
Steel Drum	Naphtha	Maintenance Area	500 lb
Metal Drum	Mineral Spirits	Throughout facility	500 lb
Fiber Drum	Caustic Soda	Carburator washing	500 lb
Spray Cans	Paint, Lacquer	Throughout facility	7.5 g/week
Metal Cans	Thinner	Carburator assembly	500 lb
Metal Drums	Safety Kleen solvent	Parts washing	80 g

\*  
g = gallons  
lb= pounds  
in3= cubic inches

### ATTACHMENT III

#### AERIAL PHOTOGRAPH REVIEW NORPAK SOUTH PLAINFIELD SITE

**1940**

The western portion of the photograph did not appear in the photograph though the portion that was visible appears much the same as it does today.

**1951**

The buildings appear to be in the same configuration as they do the 1940 photograph and as they appear today. An area of exposed soil is present in the extreme southern portion of the property as well as to the south of the large above ground storage tank (AST).

**1958**

Some exposed soil is present in the extreme southern portion of the property. A berm is present around the AST, though no apparent debris or staining is present.

**1962**

The site appears much the same in the 1962 photograph as it does in the 1958 photograph though the low vegetation in the southern portion of the property contains scattered debris.

**1974**

The site appears to be in much the same condition in the 1974 photograph as it does in the 1962 photograph though to the south of building 14 there appears to be scattered equipment and debris including a possible trailer, boat and vehicles.

**1991**

The buildings appear the same in the 1991 photograph as they do in the 1974 photograph. The area to the south of building 14 appears to be a parking lot and storage area with low vegetation further to the south. Debris is apparent to the west of building 12.

ATTACHMENT IV  
NARRATIVE SUPPORTING PROPOSALS FOR SAMPLING

Above Ground Tanks (AST's) and Piping

Several former AST's have existed at the site and several AST's are present today. The 125,000 gallon AST located to the east of building 11 has been cleaned as part of the decommissioning process therefore no sampling is proposed.

An AST was observed in the southern portion of building 13 over a concrete floor. No staining or floor drains were noted in the vicinity of the tank, therefore, no sampling is proposed.

Surface stains were noted around the AST located to the south of building 14 therefore sampling in the vicinity of this tank is proposed.

Five abandoned AST's, approximately 2,000 gallon capacity, are staged in the southeastern portion of the property. No staining or release into the environment was apparent in the vicinity of the five tanks therefore no sampling is proposed.

An AST was observed in a fenced enclosure in the western portion of the site. No staining or release into the environment was apparent therefore no sampling is proposed.

Underground Storage Tanks

One UST was reported to exist at the site. The UST is reported to be located at the southern end of building 11. The size age and contents of the tank are unknown therefore it is proposed that the tank be decommissioned and confirmatory post excavation sampling be conducted.

Rail Spurs or Sidings

A rail road spur is located between building 4 and building 5, between buildings 2 and 4 as well as in portions of the southern portions of the property. No apparent signs of discharge were apparent. Based on the observations taken during the site visit no sampling of these areas is proposed.

Above and Below Ground Pump Stations

A condensate return pumping station is located in a recessed area of the floor in building 1B. No indications of a release to the environment was observed therefore no sampling is proposed.

Sump

A 2 feet square sump of undetermined depth was located in building 15. A release of fuel oil occurred in this area and a Notice of Violation was issued by the NJDEP in June of 1990. The release was subsequently remediated and therefore no sampling is proposed.

Pits

Two pits were located between buildings 13 and 16 each pit measured approximately 2.5 feet by 2.5 feet with an undetermined depth. No staining or evidence of a release were apparent. No sampling is proposed.

Rail/Truck Loading/Unloading Areas

Loading docks were located between buildings 13 and 9C, the southern end of building 11, the northern end of building 1 and between buildings 2 and 4. No evidence of a release was apparent. No sampling is proposed.

Storage Pads and Areas Including Drum and/or Waste Storage

Drums of roofing material were stored in a fenced enclosure in the western portion of the site. No staining or stressed vegetation was observed. No sampling is proposed.



#### Dumpsters

Dumpsters were noted in between building 13 and 9C, building 13 and the water tower and to the western parking lot. No staining or evidence of a release was noted in the vicinity of the dumpsters, therefore no sampling is proposed.

#### Chemical Storage Cabinets

A pesticide storage cabinet was located in the southeastern portion of building 16. The containers were secured and stored on shelves and pallets at the time of the site visit and no staining or evidence of a release were apparent. No sampling is proposed for this area.

#### Floor Drains or Trenches and Piping

Concrete pipe chases reported to be used for the former steam lines were noted in many of the buildings. No evidence of a release to the environment was apparent during the site visit. No sampling is proposed.

#### Roof Leaders When Process Operations Vent to Roof

Roof vents were noted to be located above the process tanks in the southeastern portion of building 5. Columbia Products Inc. operates a spray booth and a carburetor cleaning operation in the southeastern portion of building 5. The emissions from the spray paint booth and the carburetor washing operation are reported in Attachment II. No sampling is proposed.

#### Storm Sewer Collection Systems

Storm sewer collection systems were noted at the northern end of building 1 and 6, to the east of building 13, between buildings 4A and 5, between building 10 and 9A and in the western portion of building 16. No hazardous materials were observed to be stored in close proximity to these inlets and no staining was noted therefore no sampling is proposed.

#### Surface Water Bodies

A creek marks the property boundary at the southeastern portion of the site. No materials were stored in close proximity to the creek and no evidence of a release from this site was apparent. No sampling is proposed.

#### Septic

A septic system was located between buildings 11 and 12. Due to the nature of the materials used in building 12 (solvents, adhesives and paints) it is proposed that the septic tank be investigated through sampling.

#### Waste Piles

A soil pile was generated during the cleanup of a petroleum release and is staged adjacent to building 14. The soil pile will be properly disposed of following the appropriate sampling.

#### Transformer

Three transformers were noted to be located adjacent to buildings 15 and 18. No determination could be made if the transformers contained PCBs at the time of the site visit. No staining or stressed vegetation was noted. The presence of PCBs in the transformers should be determined. If PCBs are present, samples may be required.

#### Underground Piping Including Industrial Process Sewers

Underground piping including former steam pipe chases, and the storm sewer system are located throughout the facility. No evidence of a release in these areas was apparent therefore no sampling is proposed.

#### Discolored Areas or Spill Areas

A discolored area of soil was noted in the southern portion of the property. What appeared to be oily stains and electrical parts were noted in the vicinity of the discolored soil. It is proposed that sampling be conducted in this area to characterize the material. A discolored area of soil was also observed adjacent to the northeast exterior portion of building 10. It is proposed that sampling be conducted in this area to characterize the material.

#### Active or Inactive Production Wells

Three inactive production wells were located on the site. The wells were located in the northeast portion of building 5A, in the basement of building 18 and adjacent to the creek in the southeastern portion of the property. No hazardous materials were stored in close proximity to the wells and no visible evidence of a release to the environment was apparent. No sampling is proposed.

#### Boiler Rooms

The former boiler room was located in buildings 15 and 16. A fuel oil release associated with the former boiler had previously been remediated. Therefore no additional samples are proposed.

# NOTICE OF VIOLATION

ATTACHMENT V

ID NO. \_\_\_\_\_

DATE 6-26-90

NAME OF FACILITY

D.S.C. OF NEWARK & ENTERPRISES INC.

LOCATION OF FACILITY

333 Hamilton Blvd S. Plainfield, N.J.

NAME OF OPERATOR

Lester Lee

You are hereby NOTIFIED that during my inspection of your facility on the above date, the following violation(s) of the Solid Waste Management Act, (N.J.S.A. 13:1E-1 et seq.) and Regulations (N.J.A.C. 7:26-1 et seq.) promulgated thereunder and/or the Spill Compensation and Control Act, (N.J.S.A. 58:10-23.11 et seq.) and Regulations (N.J.A.C. 7:1E-1 et seq.) promulgated thereunder were observed. These violation(s) have been recorded as part of the permanent enforcement history of your facility.

DESCRIPTION OF VIOLATION

Ground Water contaminated

in violation of N.J.S.A. 58:10-23.11 E and  
N.J.S.A. 58:10-23.11 C discharge of a hazardous  
substance.

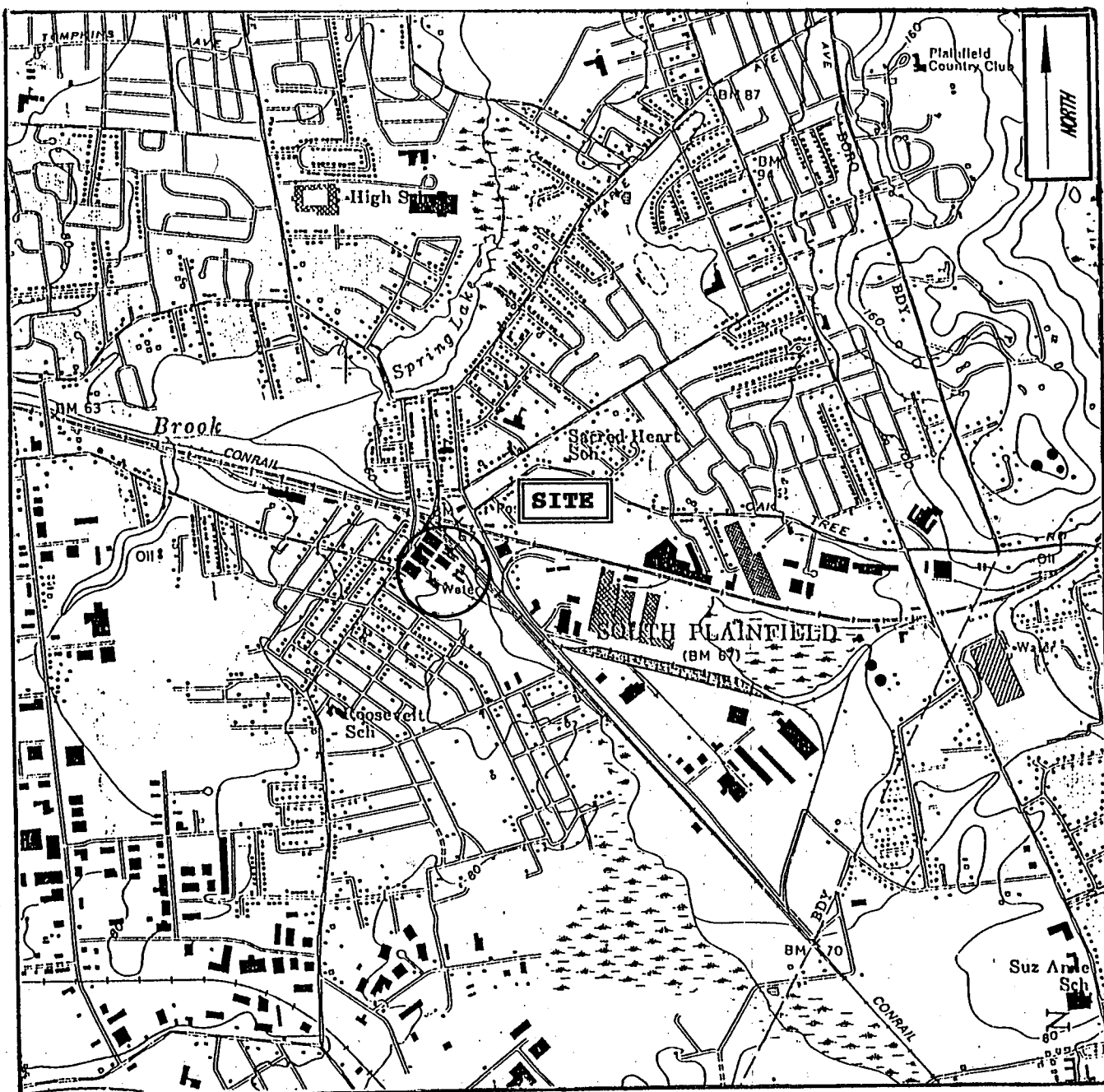
Remedial action to correct these violations must be initiated immediately and be completed by

July 16, 1990

. Within fifteen (15) days of receipt of this Notice of Violation, you shall submit in writing, to the investigator issuing this notice at the above address, the corrective measures you have taken to attain compliance. The issuance of this document serves as notice to you that a violation has occurred and does not preclude the State of New Jersey, or any of its agencies from initiating further administrative or legal action, or from assessing penalties, with respect to this or other violations. Violations of these regulations are punishable by penalties of \$25,000 per violation.

Edward J. LaRocca

Division of Hazardous Waste Management  
Department of Environmental Protection



**FIGURE 2  
SITE LOCATION MAP**

**HAMILTON INDUSTRIAL PARK  
333 HAMILTON BOULEVARD  
SOUTH PLAINFIELD,  
MIDDLESEX COUNTY, NEW JERSEY  
PORTION OF PLAINFIELD QUADRANGLE  
Scale: 1:24,000**

